

AGENDA
REDEVELOPMENT COMMISSION
McCloskey Conference Room
June 2, 2014
5:00 p.m.

- I. ROLL CALL**
- II. READING OF THE MINUTES** –May 5, 2014 and May 20, 2014
- III. EXAMINATION OF CLAIMS** –May 5, 2014 for \$244,861.98 and May 23, 2014 for \$94,760.11
- IV. EXAMINATION OF PAYROLL REGISTERS-** May 16, 2014 for \$26,436.62 and May 30, 2014 for \$26,361.67
- V. REPORT OF OFFICERS AND COMMITTEES**
 - A. Director’s Report (not included)
 - B. Treasurers Report (not included)
- VI. OPENING OF QUOTES FOR WEST 11th STREET WATERLINE UPGRADE**
- VII. UNFINISHED BUSINESS**

None.
- VIII. NEW BUSINESS**
 - A. RESOLUTION 14-21:** Request additional funding to the project appropriation (Res# 13-33) for unanticipated costs on the Cascades Trail Phase 2 construction project.
 - B. RESOLUTION 14-22:** Requesting \$40,000 from the downtown TIF to reimburse Ivy Tech for some costs of Waldron Plaza, a public plaza outside the Ivy Tech Waldron.
 - C. RESOLUTION 14-23:** Approve reimbursement from the Downtown TIF to Upland Brewing Company for partial costs to upgrade a waterline in W. 11th Street.
- IX. BUSINESS/GENERAL DISCUSSION**
 - A. CTP update.
- X. ADJOURNMENT**

**THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, met
on Monday, May 5, 2014 at 5:00 p.m. in the Showers City Hall, McCloskey Conference Room, 401
North Morton Street, with President David Walter presiding**

I. ROLL CALL

Commissioners Present: David Walter, John West, Elizabeth Kehoe, Michael Gentile

Commissioners Absent: Kelly Smith

Staff Present: Lisa Abbott, Robert Woolford, Marilyn Patterson and Christina Finley

Others(s) Present: Danise Alano-Martin, Michael Diekhoff, Sue West, Susan Failey, Jeff Heerdink, Rick Routon, Adam Wason, Jeff Schemmer, John Whikehart and Margie Rice

II. READING OF THE MINUTES – John West made a motion to approve the April 7, 2014 minutes. Michael Gentile seconded the motion. The board unanimously approved.

III. EXAMINATION OF CLAIMS – Elizabeth Kehoe made a motion to approve the claims for April 11, 2014 for \$465,247.02 and April 25, 2014 for \$143,982.98. Michael Gentile seconded the motion. The board unanimously approved.

IV. EXAMINATION OF PAYROLL REGISTERS – Michael Gentile made a motion to approve payroll registers for April 17, 2014 for \$25,483.62. John West seconded the motion. The board unanimously approved.

V. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. HUD visited Bloomington on April 28th to meet with the Office of the Mayor and take a tour of HAND projects. Abbott stated we are in the process of submitting our Annual Action Plan. After HUD approval we will bring the funding agreements for CDBG to the commission for approval. We are also working on our Consolidated Plan 2015-2019. It needs to be submitted to HUD by April 1, 2015. We are working on our survey to the community. This is a survey that will go out to random address. Our main topics are community and economic development, homeless services, social services, and affordable housing. The director's report included a draft of the TIF status report. Abbott briefly outlined the report and asked for input from the commissioners. West had one format suggestion, he would like a way to separate resolutions more definitively. Abbott will also add a section for the deadline date. The Rosemary Miller Lecture took place on May 2nd and the Neighborhood Clean-up was on May 3rd. Upcoming activities include the 3rd annual Old House Expo and Architectural Cake Contest on May 17th. Blooming Neighborhoods Celebration on Shower's Plaza is June 7th and the 2nd round of Small and Simple Grant are due on June 9th.

VI. UNFINISHED BUSINESS

None.

VII. NEW BUSINESS

A. RESOLUTION 14-16: Approval to convey 922 N. Orris Drive to LifeDesigns Inc. The Redevelopment Commission owns a residential property located at 922 N. Orris Drive. The Commission has listed the property for sale for several years and has been unable to sell it. It was appraised at \$77,000 in December, 2012 by Hurley Appraisals. We want to convey the property to LifeDesigns, Inc. LifeDesigns, Inc is going to use the property as an affordable rental for their clientele. The proposal has been vetted through our legal department and meets all HOME guidelines. Conveying the property will help HAND fulfill their requirements to HUD. It has been on the market for \$82,000 for 4 years. West asked how much funding we have in the property for just acquisition and rehab. Acquisition was approximately \$62,000 and rehab cost was approximately \$18,000. There will be affordability covenants for 15 years attached to the property. Abbott stated the property will be moved from an owner occupied loan to a rental loan status. Failey stated the statute allows conveyance to a Community Development Corporation for this kind of purpose. It is a purpose that is contemplated and authorized under the statute. West asked if it had to be conveyed for free. Failey explained it allows it but does not require it. Kehoe asked if it would be a group home. It will not be a group home. This will provide an affordable rental for LifeDesigns clients. West asked if not receiving a return on the investment will have a negative impact through HUD. Abbott stated it will not. Program income is not expected. West asked that the recipient of the property incur the cost of the conveyance, such as title work and recording fees. John West made a motion to approve Resolution 14-16 with the condition that all of the cost of conveyance is paid by LifeDesigns, Inc. Elizabeth seconded the motion. The board unanimously approved.

B. RESOLUTION 14-17: Allow expenditure of funds allocated for dispatch construction for costs on the dispatch center. Margie Rice stated we are not asking for an additional \$3,685.71 in funding. However, we are asking you to allow the portion of the appropriation you made for the construction of the transit dispatch building to be used for the design work. We had some re-design changes made to the roof, a roof modification and some additional changes to the second floor design that were requested by the City. The changes resulted in additional cost from the architect in the amount of \$3,685.71. \$2.1 million was approved for the construction of the second floor. As of today, with some disputed change orders still under review, we have spent \$2,073,173.30 so we are still under the \$2.1 million. There were payments for extended general conditions asked for by the contractor and electrical sub-contractor because we ran into some delays related to the site work. The architect is negotiating on the City and Transit's behalf to get resolution on these extended general conditions requests. Walter asked if there were any errors and omissions on behalf of the architect. Rice stated there is one for steel tubes in the curtain wall and some steel wall framing. Rice also stated that she asked that the City not be held responsible for any of the extended general conditions that are related to the site work. Walter asked if the architect was authorized to do additional design work through an addendum in his contract. Yes, and the contract is with Transit. The architect and they City has a separate agreement with Transit so all of the change orders technically went through and were signed by Lew May. Rice stated we can hold the resolution until the end of the project. She brought it now so the commission would be aware of upcoming changes. Walter agreed it would be better to wait until the end of the project.

Elizabeth Kehoe made a motion to table Resolution 14-17. John West seconded the motion. The board unanimously approved.

C. RESOLUTION 14-18: Change order to Klenck contract for deconstruction of Warehouse B for transformer removal. Danise Alano-Martin stated the transformer provides electricity service to Warehouse A and B. We knew we still needed to remove it and since Warehouse A is pending

deconstruction we thought it would be a good time to do it. Rudy Fields, Fields Environmental, previously identified the transformer as containing PCBs when he did the initial environmental assessments of the warehouses. Rudy Fields put together a protocol on how handle the removal and disposal. Klenck who is working on Warehouse B deconstruction is well versed in this and stated it is something they could actually recycle once the PCBs are removed. The change order shows a \$-1,000 because they could actually get revenue from the transformer. Alano-Martin stated after speaking with Jeff Heerdink of City Engineering, he told her there are other items that need to be combined with the change order. There is an additional layer of concrete and insulating foam they did not find until they actually started digging. Those will be two additions to our cost. Allowing them to retain some of the dirt on site is going to save us \$8,250.00. They asked to keep the electricity on after we turned over the building to them, so the 12 additional days of power will be paid by Klenck (another negative to the change order). David Walter stated we were able to acquire original contract construction drawings for this building and it was used as a warehouse for food storage and freezers so it is typical that there would be insulation in the second slab that was shown on the drawings. Walter asked why they did not notice it when they read the drawing for deconstruction purposes. Alano-Martin stated we provided those drawing for reference purposes they were not included in the official bid packet. Jeff Heerdink stated they had the drawing electronically for reference of footers. Engineering had core drills done and nothing came up showing this second floor. Walter asked if they used the drawings to see how much steel could be used for recycling or how much concrete could be disposed of. Heerdink stated he could not answer what they used them for, just that they had them for reference. John West asked to be walked through Resolution 14-06. He stated we approved \$175,000 and wanted to know if it was before or after the 10% contingency. Failey stated we approved a 10% contingency on top of the \$175,000. Walter does not think this is a hidden condition. Alano-Martin stated we are not asking for additional money beyond the approval of Resolution 14-06, just approval of the change order. West did not think the Resolution was clear. The board made some language changes to the Resolution. John West made a motion to approve Resolutions 14-18 as revised. Elizabeth Kehoe seconded the motion. The board unanimously approved.

C. RESOLUTION 14-19: Approval to award 2014 Neighborhood Improvement Grants. Bob Woolford stated we have \$45,000 eligible for Neighborhood Improvement Grants. Elizabeth Kehoe explained the distribution they came up with. The group decided to fund all of them entirely with \$14,000 left. John West made a motion to approve Resolution 14-19. Elizabeth Kehoe seconded the motion. The board unanimously approved.

D. Approval to increase an Owner Occupied Rehab at 809 W. 9th to \$63,442.50. Marilyn Patterson stated the house is in poor condition. The house is in a historic district. It will be 50% deferred payment and 50% payback. \$38,500 is the maximum we can finance without commission approval. This will be from our HOME investment fund. John West is concerned with what the value of the property. Patterson stated there is not a current mortgage on the house. We would have the 1st and 2nd note with no interest. Kehoe asked how many rooms the property has. There are 5 rooms plus the kitchen and bathroom. The project will be bid out. West is concerned that the contractor will misestimate and need to come back for more funding. Patterson explained that John Hewett uses a program that he runs all of the information through, according to the guidelines the estimate has to be 15% either way from what he estimates. This one came in at 11% higher which is within the guidelines. West made a motion to approve the request. Elizabeth Kehoe seconded the motion. The board unanimously approved.

VIII. BUSINESS/GENERAL DISCUSSION

A. Deputy Mayor, John Whitehart gave a presentation on the new Financial Policy Manual. John West asked how the new policy will impact what the Redevelopment Commission does on a monthly basis. He stated we might receive more claim registers or they may have different formatting. The approval processes will stay the same. Whitehart stated there will be more reporting to the commission. There will be quarterly reports of physical and financial progress. All bids openings will be at the RDC meetings. Sue West added she will be bringing a monthly treasurers report.

B. CTP update. Danise Alano-Martin distributed a working draft of the CTP projects. We received approval to move forward with the EPA Brownfield grants Sampling Analysis Plan (SAP). Alano-Martin spoke to a group of attendees at the BEDC State of the Bloomington Regional Economy about the Certified Tech Park. The offer for 601 Morton was from Morton Street Properties, LLC. In their proposal they offered a piece of land in the Certified Tech Park that is currently a parking lot, in exchange for the Showers Administration Building and in exchange for a commensurate allocation of parking spaces in the Certified Technology Park. They also asked for tax abatement on the Showers Administration Building. We would like to propose a different approach. We think the offer has promise but want to ensure that the City receives appropriate value for the building. We do recognize that parking is a significant, important factor for an employer in the Certified Tech Park. We do want to make sure if we are taking possession of their parking lot, that their employees have a provision for parking. One of the things listed in the RFP was leasing parking spaces; instead we could convey the property to them. When 10th Street is realigned it will create an orphan piece of property that could also be conveyed to them. There are still a lot of details to work out. West asked if Morton Street Properties was the only one who responded. Alano-Martin stated they are the only ones that sent in a letter of intent that provided a proposal. They want to use the building for technology offices for expansion of their current company. They might have other tech tenants in the short term period while they are expanding their business line. West is disappointed that we have not had a better response to the request. West asked if we were publicizing it enough. It was publicized. Alano-Martin feels we will get a better response to the larger RFP than this one. West prefers to have more options. The infrastructure, utility and drainage coordination with the master plan RFQ was issued. We received qualifications back from six firms. We had a multi-departmental team review those. David Walter also reviewed the firms and participated in the team review meeting. All six committals were reviewed by the multi-departmental review team. We will bring a recommendation to the next meeting. It was the consensus of the review board that Eagle Ridge would be the best choice. David Walter concurred.

C. Dispatch project update. Margie Rice stated the county has committed financially and actually approved a total of \$2.9 million for the project. That is for all of the interior furnishings and all of the technology. We are expecting to have our punch list for the 2nd floor by the end of May and transit should be able to take possession of the building by June 20, 2014. We are expecting 2-3 weeks after possession to actually be ready to use it as a transit facility. West asked who will pay for the operation of the facility. Rice stated the cost will be worked into a separate annual dispatch budget. The meeting concluded with a tour at the dispatch center.

IV. ADJOURNMENT

The meeting adjourned at 7:00 p.m.

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, met on Tuesday, May 20, 2014 at 5:00 p.m. in the Showers City Hall, Kelly Conference Room, 401 North Morton Street, John West presiding

I. ROLL CALL

Commissioners Present: John West, Elizabeth Kehoe and Mike Gentile, Sue Sgambelluri

Commissioners Absent: Kelly Smith and David Walter

Staff Present: Lisa Abbott, Christina Finley

Others Present: Danise Alano-Martin; Susan Failey; Brock Ridgway, Eagle Ridge Civil Engineering; Katie Birge, Bloomington Technology Partnership; Doug Dayhoff, Upland Brewing Company

III. EXAMINATION OF CLAIMS/PAYROLL REGISTERS - Not included

IV. UNFINISHED BUSINESS

None.

V. NEW BUSINESS

RESOLUTION 14-20: Approval to authorize award and funding of contract for Certified Technology Park Phase I Program Management and Utility & Drainage Planning. Alano-Martin stated this resolution is for the engineering work to do utility and drainage analysis/master planning for the 12 acres and to make sure we are considering how it impacts surrounding areas. The contract and scope of services were included in the packets. David Walter is on the review committee for this project.

West asked if anyone wanted to address the memorandum or attachments. John West stated exhibit A was very comprehensive. He asked how they came up with the scope of services and was it customized for this project? Alano-Martin stated we knew some of what the scope of work would be when we developed the RFQ qualifications. In the request for qualifications we set the parameters of what we were looking for. Eagle Ridge has significant experience in working with the City and researched what the Certified Tech Park goals are. They proposed the details in the scope of services and we negotiated with them. It was a collaborative process. Utilities, Engineering, and Planning also reviewed the scope of services. Alano-Martin will be the point of contact for Eagle Ridge and she will engage staff engineers or other experts if needed. West asked about the timing. Failey stated there is an estimated project schedule in exhibit C. Brock Ridgway introduced himself and gave a brief overview of his experience with the City of Bloomington. Alano-Martin stated the next following phase will be the design of the street, alley and other amenities. Sue West distributed and described the CTP bond fund report. Michael Gentile made a motion to approve Resolution 14-20. Elizabeth Kehoe seconded the motion. The board unanimously approved.

VI. BUSINESS/GENERAL DISCUSSION

A. CTP update. Alano-Martin distributed the CTP projects working draft report. She stated there will be a resolution asking for assistance on an 11th Street Business's Expansion project at the next meeting. The Upland Brewing Company is going to embark on an expansion of their retail business in the Certified Tech Park. They are one of the attractions of the Certified Tech Park. With the expansion of their retail operation at this site they have some public infrastructure that is

required. Alano-Martin stated we have been working with Doug Dayhoff and his team to make sure we understand what the specific public infrastructure requirements are. Upland needs the waterline upgraded to a 12" line for its expansion. The Master Plan identified the water line along 11th Street in front of the brewery is a four-inch line and needs to be upgraded for their purposes. We anticipate it will benefit future Redevelopment as well. Capital Investment is looking \$1.2 million in capital investment. This is going to allow Upland to increase their employment base. They currently have 70 full-time and 29 part-time employees. The project is going to allow an additional 60 employees. Upland projects that 50% of those employees will be hired within three weeks of project completion and 100% within 12 months. That will increase payroll from \$1.3 million to approximately \$2.5 million. The CTP captures those increases in payroll taxes so it will have a positive impact on our ability to reach the \$5 million cap for the CTP. The sales growth also has an impact on the CTP fund. They anticipate another \$1 million in sales within 12 months after the project is complete. From an economic stand point we want to assist in Upland staying where they are. Doug Dayhoff gave a brief presentation. A resolution will be presented at the next Redevelopment Commission meeting requesting TIF funding. Warehouse B is ready to seed and straw which should be completed by the end of next week. A fence has been added to Warehouse A.

The meeting continued at the dispatch center for a tour.

VII. ADJOURNMENT

The meeting adjourned at 7:00 p.m.



Board of Redevelopment Claim Register

Invoice Date Range 04/28/14 - 05/09/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 101 - General Fund										
Department 15 - HAND										
Program 151000 - Neighborhood										
Account 52110 - Office Supplies										
383 - Maxwell's Office Supply	100345	15-Neighborhood Office Supplies Staples and	Paid by EFT # 2967		04/29/2014	04/29/2014	05/09/2014		05/09/2014	39.85
383 - Maxwell's Office Supply	100434	15-Neighborhood Office Supplies- post cards	Paid by EFT # 2967		04/29/2014	04/29/2014	05/09/2014		05/09/2014	34.32
383 - Maxwell's Office Supply	100538	15-Neighborhood Office Supplies	Paid by EFT # 2967		04/29/2014	04/29/2014	05/09/2014		05/09/2014	47.41
Account 52110 - Office Supplies Totals								Invoice Transactions 3		\$121.58
Account 53910 - Dues and Subscriptions										
3560 - First Financial Bank / Credit Cards	643281	15-Neighborhood Subscriptions and Dues	Paid by Check # 57078		04/29/2014	04/29/2014	05/09/2014		05/09/2014	225.00
Account 53910 - Dues and Subscriptions Totals								Invoice Transactions 1		\$225.00
Account 53960 - Grants										
3560 - First Financial Bank / Credit Cards	9167	15-Neighborhood Clean up	Paid by Check # 57078		04/29/2014	04/29/2014	05/09/2014		05/09/2014	10.98
Account 53960 - Grants Totals								Invoice Transactions 1		\$10.98
Account 53990 - Other Services and Charges										
1643 - Designscape Designscape Horticulture Services, INC	15703	15-NEIGHBORHOOD CLEAN UP	Paid by EFT # 2937		04/29/2014	04/29/2014	05/09/2014		05/09/2014	300.00
199 - Monroe County Government	050914-Tapp Rd	15-Neighborhood Other Services	Paid by Check # 57118		04/29/2014	04/29/2014	05/09/2014		05/09/2014	17.58
Account 53990 - Other Services and Charges Totals								Invoice Transactions 2		\$317.58
Program 151000 - Neighborhood Totals								Invoice Transactions 7		\$675.14
Department 15 - HAND Totals								Invoice Transactions 7		\$675.14
Fund 101 - General Fund Totals								Invoice Transactions 7		\$675.14
Fund 250 - CDBG										
Department 15 - HAND										
Program 150000 - Main										
Account 53990 - Other Services and Charges										
504 - Bloomington Housing Authority	050914-BHA Rehab	15-CDBG Funds for BHA Rehab IDIS 949	Paid by Check # 10326		04/29/2014	04/29/2014	05/09/2014		05/09/2014	24,411.18
1959 - Clark Dietz Inc	414665	15-CDBG Funds for Rockport Road Project	Paid by Check # 10327		04/29/2014	04/29/2014	05/09/2014		05/09/2014	6,075.00
1785 - Monroe County Land Title Co Inc	050914-waters	15-CDBG funds for DP/CC for Jennifer	Paid by Check # 10328		04/29/2014	04/29/2014	05/09/2014		05/09/2014	5,000.00
Account 53990 - Other Services and Charges Totals								Invoice Transactions 3		\$35,486.18
Program 150000 - Main Totals								Invoice Transactions 3		\$35,486.18
Department 15 - HAND Totals								Invoice Transactions 3		\$35,486.18
Fund 250 - CDBG Totals								Invoice Transactions 3		\$35,486.18
Fund 254 - HOME										
Department 15 - HAND										

Program **150000 - Main**

Account **53990 - Other Services and Charges**

208 - City Of Bloomington Utilities	050914-orris	15-HOME Funds for Misc Admin 922 N Orris	Paid by Check # 5345	04/29/2014	04/29/2014	05/09/2014	05/09/2014	18.21
223 - Duke Energy	050914-922	15-HOME Funds for Misc Admin 922 N Orris	Paid by Check # 5346	04/29/2014	04/29/2014	05/09/2014	05/09/2014	16.18
223 - Duke Energy	050914-susie st	15-Home Funds for misc admin 2105 Susie Street	Paid by Check # 5346	04/29/2014	04/29/2014	05/09/2014	05/09/2014	12.01
686 - Habitat For Humanity of Monroe County, INC	2416 S Madison 1	15-HOME Funds for Homebuyer Assist for	Paid by EFT # 14	04/29/2014	04/29/2014	05/09/2014	05/09/2014	12,073.98
686 - Habitat For Humanity of Monroe County, INC	2408 S Madison 1	15-Home Funds for Homebuyer Assist for	Paid by EFT # 13	04/29/2014	04/29/2014	05/09/2014	05/09/2014	20,929.24
686 - Habitat For Humanity of Monroe County, INC	2404 S Madison 1	15-HOME Funds for Homebuyer Assist for	Paid by EFT # 15	04/29/2014	04/29/2014	05/09/2014	05/09/2014	16,067.14

Account 53990 - Other Services and Charges Totals	Invoice Transactions 6	\$49,116.76
Program 150000 - Main Totals	Invoice Transactions 6	\$49,116.76
Department 15 - HAND Totals	Invoice Transactions 6	\$49,116.76
Fund 254 - HOME Totals	Invoice Transactions 6	\$49,116.76

Fund **256 - Special Grants**

Department **15 - HAND**

Program **150002 - Housing Counseling**

Account **53990 - Other Services and Charges**

3560 - First Financial Bank / Credit Cards	050914-Training	15-Housing Counseling - Training	Paid by Check # 57078	04/29/2014	04/22/2014	05/09/2014	05/09/2014	1,300.00
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Account 53990 - Other Services and Charges Totals	Invoice Transactions 1	\$1,300.00
Program 150002 - Housing Counseling Totals	Invoice Transactions 1	\$1,300.00
Department 15 - HAND Totals	Invoice Transactions 1	\$1,300.00
Fund 256 - Special Grants Totals	Invoice Transactions 1	\$1,300.00

Fund **440 - TIF-Downtown**

Department **15 - HAND**

Program **150000 - Main**

Account **53990 - Other Services and Charges**

512 - 7th & Walnut , LLC	May2013	26 - May 2013 property taxes for 7th & Walnut	Paid by EFT # 2906	04/29/2014	04/29/2014	05/09/2014	05/09/2014	34,865.53
2213 - Chardon Laboratories, INC	I0109178	06-RES 14-15 Loop Service	Paid by Check # 57054	04/29/2014	04/29/2014	05/09/2014	05/09/2014	250.00
2213 - Chardon Laboratories, INC	I0109179	06-RES 14-15 Boiler Chemicals	Paid by Check # 57054	04/29/2014	04/29/2014	05/09/2014	05/09/2014	500.00
3900 - Gibraltar Construction Corp	14	06- RES 12-37 Dispatch Construction	Paid by Check # 57085	04/29/2014	04/29/2014	05/09/2014	05/09/2014	69,100.00
321 - Harrell Fish, INC	S75167	06-RES 11-28 M3 BCT	Paid by EFT # 2951	04/29/2014	04/29/2014	05/09/2014	05/09/2014	102.00
395 - Kirby Risk Corp	S107369832.001	06-RES 11-28 M3 BCT	Paid by EFT # 2963	04/29/2014	04/29/2014	05/09/2014	05/09/2014	129.22
395 - Kirby Risk Corp	S107376992-001	06-RES 11-28 M3 BCT	Paid by EFT # 2963	04/29/2014	04/29/2014	05/09/2014	05/09/2014	(43.47)
392 - Koorsen Fire & Security, INC	3168462	06-RES 11-28 M3 BCT	Paid by EFT # 2965	04/29/2014	04/29/2014	05/09/2014	05/09/2014	520.00
1420 - Trinkle, Richard	229	06-RES 14-15 Snow 3-2 & 3-3	Paid by Check # 57162	04/29/2014	04/29/2014	05/09/2014	05/09/2014	240.00
1420 - Trinkle, Richard	230	06-RES 14-15 11th & Rogers	Paid by Check # 57162	04/29/2014	04/29/2014	05/09/2014	05/09/2014	420.00
1420 - Trinkle, Richard	231	06-RES 14-15 Morton Street Sidewalks	Paid by Check # 57162	04/29/2014	04/29/2014	05/09/2014	05/09/2014	180.00

Account 53990 - Other Services and Charges Totals	Invoice Transactions 11	\$106,263.28
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Program 150000 - Main Totals	Invoice Transactions 11	<u>\$106,263.28</u>
Department 15 - HAND Totals	Invoice Transactions 11	<u>\$106,263.28</u>
Fund 440 - TIF-Downtown Totals	Invoice Transactions 11	<u>\$106,263.28</u>

Fund **442** - **TIF - Tapp Road**
Department **15** - **HAND**
Program **150000** - **Main**

Account **53990** - **Other Services and Charges**

4175 - The Stables Events, LLC (Izzy's Rentals)	1302	06- RES 11-27 Wapahani Trail	Paid by EFT # 3006	04/29/2014	04/29/2014	05/09/2014	05/09/2014	105.00
			Account 53990 - Other Services and Charges Totals			Invoice Transactions 1		<u>\$105.00</u>
			Program 150000 - Main Totals			Invoice Transactions 1		<u>\$105.00</u>
			Department 15 - HAND Totals			Invoice Transactions 1		<u>\$105.00</u>
			Fund 442 - TIF - Tapp Road Totals			Invoice Transactions 1		<u>\$105.00</u>

Fund **445** - **TIF - Adams**
Department **15** - **HAND**
Program **150000** - **Main**

Account **53990** - **Other Services and Charges**

3626 - United Consulting Engineers, Inc	12405-13	06-RES 10-11 2nd Street & Weimer Rd	Paid by Check # 57164	04/29/2014	04/29/2014	05/09/2014	05/09/2014	1,729.45
			Account 53990 - Other Services and Charges Totals			Invoice Transactions 1		<u>\$1,729.45</u>
			Program 150000 - Main Totals			Invoice Transactions 1		<u>\$1,729.45</u>
			Department 15 - HAND Totals			Invoice Transactions 1		<u>\$1,729.45</u>
			Fund 445 - TIF - Adams Totals			Invoice Transactions 1		<u>\$1,729.45</u>

Fund **448** - **TIF - Thomson Walnut Winslow**
Department **15** - **HAND**
Program **150000** - **Main**

Account **53990** - **Other Services and Charges**

199 - Monroe County Government	1607 S Rogers St	53-08-08-100-123.000-009	Paid by Check # 57115	04/29/2014	04/29/2014	05/09/2014	05/09/2014	3,248.00
199 - Monroe County Government	1803 S Rogers St	53-08-08-100-087.000-009	Paid by Check # 57115	04/29/2014	04/29/2014	05/09/2014	05/09/2014	1,608.44
199 - Monroe County Government	1803 S Rogers St	53-01-52-175-500.000-009	Paid by Check # 57115	04/29/2014	04/29/2014	05/09/2014	05/09/2014	477.34
199 - Monroe County Government	S Rogers St	53-08-08-100-065.000-009	Paid by Check # 57115	04/29/2014	04/29/2014	05/09/2014	05/09/2014	3,196.12
199 - Monroe County Government	1901 S Rogers St	53-08-08-100-014.000-009	Paid by Check # 57115	04/29/2014	04/29/2014	05/09/2014	05/09/2014	4,304.38
			Account 53990 - Other Services and Charges Totals			Invoice Transactions 5		<u>\$12,834.28</u>
			Program 150000 - Main Totals			Invoice Transactions 5		<u>\$12,834.28</u>
			Department 15 - HAND Totals			Invoice Transactions 5		<u>\$12,834.28</u>
			Fund 448 - TIF - Thomson Walnut Winslow Totals			Invoice Transactions 5		<u>\$12,834.28</u>

Fund **975** - **Surplus CTP Bond**
Department **15** - **HAND**
Program **150000** - **Main**

Account **53990** - **Other Services and Charges**

223 - Duke Energy	3260-2673-02-1	06-RES 14-06--March to April 22, 2014	Paid by Check # 57069	04/29/2014	04/29/2014	05/09/2014	05/09/2014	1,051.89
4294 - Tim Klenck Demolition, LLC	3	06-Application #3 RES 14-06	Paid by Check # 57155	04/29/2014	04/29/2014	05/09/2014	05/09/2014	36,300.00
			Account 53990 - Other Services and Charges Totals			Invoice Transactions 2		<u>\$37,351.89</u>
			Program 150000 - Main Totals			Invoice Transactions 2		<u>\$37,351.89</u>
			Department 15 - HAND Totals			Invoice Transactions 2		<u>\$37,351.89</u>

Fund 975 - Surplus CTP Bond Totals
Grand Totals

Invoice Transactions 2
Invoice Transactions 37

<u>\$37,351.89</u>
<u>\$244,861.98</u>

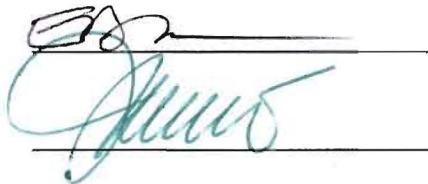
REGISTER OF SPECIAL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank. Transfer	Amount
5/9/2014	Claims				244,861.98
					<u>244,861.98</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 244,861.98

Dated this 5 day of May year of 2014.





I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office _____



Board of Redevelopment Claim Register

Invoice Date Range 05/13/14 - 05/23/14

Vendor	Invoice No.	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Amount
Fund 101 - General Fund										
Department 15 - HAND										
Program 150500 - Housing										
Account 52110 - Office Supplies										
3892 - Midwest Color Printing, INC	4853	11 - Business cards for Planning, Engineering,	Paid by EFT # 3109		05/13/2014	05/13/2014	05/23/2014		05/23/2014	73.00
Account 52110 - Office Supplies Totals								Invoice Transactions 1		\$73.00
Account 53960 - Grants										
12129 - Stepping Stones Inc	2014-00000332	15-JHSS FUNDING AGREEMENT	Paid by Check # 57284		05/13/2014	05/13/2014	05/23/2014		05/23/2014	800.00
Account 53960 - Grants Totals								Invoice Transactions 1		\$800.00
Program 150500 - Housing Totals								Invoice Transactions 2		\$873.00
Program 151000 - Neighborhood										
Account 52110 - Office Supplies										
9523 - Freedom Business Solutions, LLC	7140 NB	15-Neighborhood office supplies	Paid by EFT # 3076		05/13/2014	05/13/2014	05/23/2014		05/23/2014	89.50
9523 - Freedom Business Solutions, LLC	7162	15-Neighborhood office supplies	Paid by EFT # 3076		05/13/2014	05/13/2014	05/23/2014		05/23/2014	99.00
9523 - Freedom Business Solutions, LLC	7161 NB	15-Neighborhood Office Supplies -	Paid by EFT # 3076		05/13/2014	05/13/2014	05/23/2014		05/23/2014	179.00
383 - Maxwell's Office Supply	100874	15-Neighborhood Office supplies, markers, post	Paid by EFT # 3105		05/13/2014	05/13/2014	05/23/2014		05/23/2014	32.82
3892 - Midwest Color Printing, INC	4853	11 - Business cards for Planning, Engineering,	Paid by EFT # 3109		05/13/2014	05/13/2014	05/23/2014		05/23/2014	36.50
Account 52110 - Office Supplies Totals								Invoice Transactions 5		\$436.82
Account 52420 - Other Supplies										
394 - Kleindorfer Hardware & Variety	403849	15-Neighborhood other supplies	Paid by EFT # 3099		05/13/2014	05/13/2014	05/23/2014		05/23/2014	1.89
Account 52420 - Other Supplies Totals								Invoice Transactions 1		\$1.89
Account 53310 - Printing										
501 - Clark, Karl (KC Designs)	16083 NB	15-Neighborhood Printing for envelopes	Paid by Check # 57216		05/13/2014	05/13/2014	05/23/2014		05/23/2014	122.50
Account 53310 - Printing Totals								Invoice Transactions 1		\$122.50
Account 53960 - Grants										
1643 - Designscape Designscape Horticulture Services, INC	16024	15-Neighborhood Clean up Fritz Terrace	Paid by EFT # 3066		05/13/2014	05/13/2014	05/23/2014		05/23/2014	300.00
Account 53960 - Grants Totals								Invoice Transactions 1		\$300.00
Account 53990 - Other Services and Charges										
208 - City Of Bloomington Utilities	052314-Bryan st	15-Neighborhood other services	Paid by Check # 57214		05/13/2014	05/13/2014	05/23/2014		05/23/2014	2.70
Account 53990 - Other Services and Charges Totals								Invoice Transactions 1		\$2.70
Program 151000 - Neighborhood Totals								Invoice Transactions 9		\$863.91
Program 152000 - Historic Preservation										
Account 53320 - Advertising										

323 - Hoosier Times, Inc	1709551	15-Historic Funds for Advertising	Paid by EFT # 3086	05/13/2014	05/13/2014	05/23/2014	05/23/2014	438.00
				Account 53320 - Advertising Totals		Invoice Transactions 1		<u>\$438.00</u>
Account 53960 - Grants								
1138 - BCT Management Inc	3703	15-Historic Funds - grants	Paid by Check # 57199	05/13/2014	05/13/2014	05/23/2014	05/23/2014	150.00
4220 - William D Fellows	052314-fellows	15-HPC grant for Will Fellows lecture	Paid by Check # 57234	05/13/2014	05/13/2014	05/23/2014	05/23/2014	400.00
				Account 53960 - Grants Totals		Invoice Transactions 2		<u>\$550.00</u>
				Program 152000 - Historic Preservation Totals		Invoice Transactions 3		<u>\$988.00</u>
				Department 15 - HAND Totals		Invoice Transactions 14		<u>\$2,724.91</u>
				Fund 101 - General Fund Totals		Invoice Transactions 14		<u>\$2,724.91</u>
Fund 250 - CDBG								
Department 15 - HAND								
Program 150000 - Main								
Account 52110 - Office Supplies								
9523 - Freedom Business Solutions, LLC	7140 CD	15-CDBG office supplies	Paid by EFT # 20	05/13/2014	05/13/2014	05/23/2014	05/23/2014	89.50
9523 - Freedom Business Solutions, LLC	7161	15-CDBG Office Supplies	Paid by EFT # 20	05/13/2014	05/13/2014	05/23/2014	05/23/2014	179.00
				Account 52110 - Office Supplies Totals		Invoice Transactions 2		<u>\$268.50</u>
Account 53230 - Travel								
205 - City Of Bloomington	052314-Travel	15-CDBG Travel for LA	Paid by Check # 10329	05/13/2014	05/13/2014	05/23/2014	05/23/2014	12.00
				Account 53230 - Travel Totals		Invoice Transactions 1		<u>\$12.00</u>
Account 53310 - Printing								
501 - Clark, Karl (KC Designs)	16083 CD	15-CDBG Funds for Printing Envelopes	Paid by Check # 10330	05/13/2014	05/13/2014	05/23/2014	05/23/2014	122.50
				Account 53310 - Printing Totals		Invoice Transactions 1		<u>\$122.50</u>
Account 53990 - Other Services and Charges								
205 - City Of Bloomington	052314-pc cd	15-CDBG Funds for Recording Fees	Paid by Check # 10329	05/13/2014	05/13/2014	05/23/2014	05/23/2014	90.00
618 - Coffman Roofing / Construction Inc.	3084	15-CDBG OOR Allbright	Paid by Check # 10331	05/13/2014	05/13/2014	05/23/2014	05/23/2014	12,635.00
1709 - John Bethell Title Company Inc	052314-dpcc	15-CDBG funds for DP/CC for Amanda	Paid by Check # 10332	05/13/2014	05/13/2014	05/23/2014	05/23/2014	5,000.00
193 - Kern, Barry	108	Door & drywall	Paid by Check # 10333	05/13/2014	05/13/2014	05/23/2014	05/23/2014	595.00
74 - Life Designs, Inc	Various	Window Replacement	Paid by Check # 10334	05/13/2014	05/13/2014	05/23/2014	05/23/2014	12,468.11
17174 - Tree Guy, Inc	009	15-CDBG Funds for Rockport Road IDIS #	Paid by Check # 10335	05/13/2014	05/13/2014	05/23/2014	05/23/2014	450.00
17174 - Tree Guy, Inc	010	15-CDBG Funds for Rockport Road IDIS #	Paid by Check # 10335	05/13/2014	05/13/2014	05/23/2014	05/23/2014	450.00
				Account 53990 - Other Services and Charges Totals		Invoice Transactions 7		<u>\$31,688.11</u>
				Program 150000 - Main Totals		Invoice Transactions 11		<u>\$32,091.11</u>
				Department 15 - HAND Totals		Invoice Transactions 11		<u>\$32,091.11</u>
				Fund 250 - CDBG Totals		Invoice Transactions 11		<u>\$32,091.11</u>
Fund 254 - HOME								
Department 15 - HAND								
Program 150000 - Main								
Account 53230 - Travel								
205 - City Of Bloomington	052314-hmpc	15-HOME Funds for Travel	Paid by Check # 5347	05/13/2014	05/13/2014	05/23/2014	05/23/2014	30.00

Account 53990 - Other Services and Charges				Account 53230 - Travel Totals		Invoice Transactions 1		\$30.00
205 - City Of Bloomington	052314-HM PC	15-HOME funds for recording fees	Paid by Check # 5347	05/13/2014	05/13/2014	05/23/2014	05/23/2014	133.00
205 - City Of Bloomington	38364	15-HOME FUNDS MISC ADMIN	Paid by Check # 5347	05/13/2014	05/13/2014	05/23/2014	05/23/2014	15.00
205 - City Of Bloomington	052314-pc	15-HOME funds for recording fees	Paid by Check # 5347	05/13/2014	05/13/2014	05/23/2014	05/23/2014	84.00
208 - City Of Bloomington Utilities	052314-922 orris	15-HOME Funds for misc admin @ 922 Orris	Paid by Check # 5348	05/13/2014	05/13/2014	05/23/2014	05/23/2014	18.21
208 - City Of Bloomington Utilities	052314-susie st	15-HOME funds for misc admin for 2105 Susie St	Paid by Check # 5348	05/13/2014	05/13/2014	05/23/2014	05/23/2014	18.21
686 - Habitat For Humanity of Monroe County, INC	2408 S Madison 2	15-HOME Funds for 2408 S Madison 2	Paid by EFT # 16	05/13/2014	05/13/2014	05/23/2014	05/23/2014	6,244.13
686 - Habitat For Humanity of Monroe County, INC	2004 Masison 2	15-HOME Funds For 2404 S Madison	Paid by EFT # 16	05/13/2014	05/13/2014	05/23/2014	05/23/2014	7,138.91
686 - Habitat For Humanity of Monroe County, INC	2300 S Milton 1	15-HOME Funds for 2300 S Milton #1	Paid by EFT # 16	05/13/2014	05/13/2014	05/23/2014	05/23/2014	7,457.28
686 - Habitat For Humanity of Monroe County, INC	2416 S Madison 2	15-HOME Funds for 2416 S Madison 2	Paid by EFT # 16	05/13/2014	05/13/2014	05/23/2014	05/23/2014	4,699.31
686 - Habitat For Humanity of Monroe County, INC	2304 S Milton 1	15-HOME funds for 2304 S Milton 1	Paid by EFT # 16	05/13/2014	05/13/2014	05/23/2014	05/23/2014	7,246.42
222 - Vectren	052314-Orris	15-HOME Funds for Misc Admin @ 922 Orris	Paid by Check # 5349	05/13/2014	05/13/2014	05/23/2014	05/23/2014	53.89
Account 53990 - Other Services and Charges Totals						Invoice Transactions 11		\$33,108.36
Program 150000 - Main Totals						Invoice Transactions 12		\$33,138.36
Department 15 - HAND Totals						Invoice Transactions 12		\$33,138.36
Fund 254 - HOME Totals						Invoice Transactions 12		\$33,138.36
Fund 256 - Special Grants								
Department 15 - HAND								
Program 150002 - Housing Counseling								
Account 53990 - Other Services and Charges								
4098 - Equifax Information Services, LLC	8485537	15-HOUSING COUNSELING (STATE	Paid by EFT # 3068	05/13/2014	05/13/2014	05/23/2014	05/23/2014	102.03
Account 53990 - Other Services and Charges Totals						Invoice Transactions 1		\$102.03
Program 150002 - Housing Counseling Totals						Invoice Transactions 1		\$102.03
Program 150009 - 2002 Shelter Plus Care								
Account 53990 - Other Services and Charges								
421 - Centerstone	050914-shelter	15-Shelter Plus Grant 5/23/2014	Paid by Check # 57209	05/13/2014	05/13/2014	05/23/2014	05/23/2014	3,845.00
Account 53990 - Other Services and Charges Totals						Invoice Transactions 1		\$3,845.00
Program 150009 - 2002 Shelter Plus Care Totals						Invoice Transactions 1		\$3,845.00
Department 15 - HAND Totals						Invoice Transactions 2		\$3,947.03
Fund 256 - Special Grants Totals						Invoice Transactions 2		\$3,947.03
Fund 408 - Unsafe Housing								
Department 15 - HAND								
Program 150000 - Main								
Account 53990 - Other Services and Charges								
4243 - Joel Clark	0523meadowbrook	15-Unsafe Building Fund for the property at 207	Paid by Check # 57215	05/13/2014	05/13/2014	05/23/2014	05/23/2014	7,798.00
Account 53990 - Other Services and Charges Totals						Invoice Transactions 1		\$7,798.00
Program 150000 - Main Totals						Invoice Transactions 1		\$7,798.00
Department 15 - HAND Totals						Invoice Transactions 1		\$7,798.00
Fund 408 - Unsafe Housing Totals						Invoice Transactions 1		\$7,798.00

Fund 440 - TIF-Downtown

Department 15 - HAND

Program 150000 - Main

Account 53990 - Other Services and Charges

1138 - BCT Management Inc	3692	RES 11-28 P3	Paid by Check # 57200	05/13/2014	05/13/2014	05/23/2014	05/23/2014	12,500.00
208 - City Of Bloomington Utilities	37183-007	RES 14-15	Paid by Check # 57214	05/13/2014	05/13/2014	05/23/2014	05/23/2014	62.28
208 - City Of Bloomington Utilities	4962-004A	RES 14-15	Paid by Check # 57214	05/13/2014	05/13/2014	05/23/2014	05/23/2014	335.76
208 - City Of Bloomington Utilities	4997-002A	RES 14-15	Paid by Check # 57214	05/13/2014	05/13/2014	05/23/2014	05/23/2014	46.49
223 - Duke Energy	4120-3515-02-0	RES 14-15	Paid by Check # 57231	05/13/2014	05/13/2014	05/23/2014	05/23/2014	37.61
223 - Duke Energy	8750-2920-02-6	RES 14-15	Paid by Check # 57231	05/13/2014	05/13/2014	05/23/2014	05/23/2014	9.40
223 - Duke Energy	9950-2820-02-4	RES 14-15	Paid by Check # 57231	05/13/2014	05/13/2014	05/23/2014	05/23/2014	86.05
223 - Duke Energy	5060-2820-04-9	RES 14-15	Paid by Check # 57231	05/13/2014	05/13/2014	05/23/2014	05/23/2014	63.37
321 - Harrell Fish, INC	S75436	S75436	Paid by EFT # 3081	05/13/2014	05/13/2014	05/23/2014	05/23/2014	79.74
222 - Vectren	02-600174621-	02-600174621-5000093 1~ RES 14-15	Paid by Check # 57299	05/13/2014	05/13/2014	05/23/2014	05/23/2014	823.32
222 - Vectren	02-600006602	02-600006602-5000023 0~RES 14-15	Paid by Check # 57299	05/13/2014	05/13/2014	05/23/2014	05/23/2014	93.00

Account 53990 - Other Services and Charges Totals

Invoice Transactions 11

\$14,137.02

Program 150000 - Main Totals

Invoice Transactions 11

\$14,137.02

Department 15 - HAND Totals

Invoice Transactions 11

\$14,137.02

Fund 440 - TIF-Downtown Totals

Invoice Transactions 11

\$14,137.02

Fund 975 - Surplus CTP Bond

Department 15 - HAND

Program 150000 - Main

Account 53990 - Other Services and Charges

17193 - Fields Environmental, Inc	1546	RES 13-29	Paid by Check # 57235	05/13/2014	05/13/2014	05/23/2014	05/23/2014	696.40
323 - Hoosier Times, Inc	1702973	RES 14-06	Paid by EFT # 3086	05/13/2014	05/13/2014	05/23/2014	05/23/2014	227.28

Account 53990 - Other Services and Charges Totals

Invoice Transactions 2

\$923.68

Program 150000 - Main Totals

Invoice Transactions 2

\$923.68

Department 15 - HAND Totals

Invoice Transactions 2

\$923.68

Fund 975 - Surplus CTP Bond Totals

Invoice Transactions 2

\$923.68

Grand Totals

Invoice Transactions 53

\$94,760.11

REGISTER OF SPECIAL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
5/23/2014	Claims				94,760.11
					<u>94,760.11</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of [REDACTED] claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 94,760.11

Dated this _____ day of _____ year of 20____.

DulWalt

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office _____

REGISTER OF SPECIAL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
5/23/2014	Claims				94,760.11
					<u>94,760.11</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 94,760.11

Dated this _____ day of _____ year of 20_____.

Michael Coates

I herby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office _____

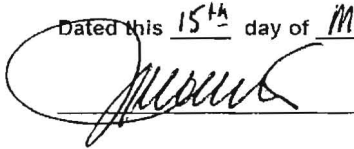
REGISTER OF SPECIAL CLAIMS
Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
5/23/2014	Claims				94,760.11
					<u>94,760.11</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of claims, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the total amount of \$ 94,760.11

Dated this 15th day of MAY year of 20 14.



I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Fiscal Office _____



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 05/16/14 - 05/16/14
Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department HAND - Housing & Neighborhood Dev											
10000 Abbott, Lisa P 0782	05/16/2014	3,136.66		.00	400.55	185.07	43.28	98.09	30.29	411.27	1,968.11
			.00	.00	2,885.11	2,985.11	2,985.11	2,885.11	2,885.11		
		\$3,136.66		\$0.00	\$400.55	\$185.07	\$43.28	\$98.09	\$30.29	\$411.27	\$1,968.11
			\$0.00	\$0.00	\$2,885.11	\$2,985.11	\$2,985.11	\$2,885.11	\$2,885.11		
10000 Arnold, Michael L 0051	05/16/2014	1,665.60		.00	188.83	99.09	23.18	53.03	16.38	91.68	1,193.41
			.00	.00	1,598.30	1,598.30	1,598.30	1,598.30	1,598.30		
		\$1,665.60		\$0.00	\$188.83	\$99.09	\$23.18	\$53.03	\$16.38	\$91.68	\$1,193.41
			\$0.00	\$0.00	\$1,598.30	\$1,598.30	\$1,598.30	\$1,598.30	\$1,598.30		
10000 Bixler, Daniel R 2594	05/16/2014	1,191.22		.00	113.22	67.84	15.87	35.90	11.09	114.45	832.85
			.00	.00	1,094.20	1,094.20	1,094.20	1,094.20	1,094.20		
		\$1,191.22		\$0.00	\$113.22	\$67.84	\$15.87	\$35.90	\$11.09	\$114.45	\$832.85
			\$0.00	\$0.00	\$1,094.20	\$1,094.20	\$1,094.20	\$1,094.20	\$1,094.20		
10000 Finley, Christina L 0187	05/16/2014	1,396.34		.00	154.22	76.71	17.94	40.42	12.89	183.10	911.06
			.00	.00	1,227.14	1,237.14	1,237.14	1,227.14	1,227.14		
		\$1,396.34		\$0.00	\$154.22	\$76.71	\$17.94	\$40.42	\$12.89	\$183.10	\$911.06
			\$0.00	\$0.00	\$1,227.14	\$1,237.14	\$1,237.14	\$1,227.14	\$1,227.14		
307 Franklin, C. Jacob	05/16/2014	1,060.80		.00	121.44	62.54	14.63	34.29	10.59	55.79	761.52
			.00	.00	1,008.67	1,008.67	1,008.67	1,008.67	1,008.67		
		\$1,060.80		\$0.00	\$121.44	\$62.54	\$14.63	\$34.29	\$10.59	\$55.79	\$761.52
			\$0.00	\$0.00	\$1,008.67	\$1,008.67	\$1,008.67	\$1,008.67	\$1,008.67		
666 Grote, Mariella P	05/16/2014	160.00		.00	.00	9.92	2.32	5.44	1.68	.00	140.64
			.00	.00	160.00	160.00	160.00	160.00	160.00		
		\$160.00		\$0.00	\$0.00	\$9.92	\$2.32	\$5.44	\$1.68	\$0.00	\$140.64
			\$0.00	\$0.00	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00		
10000 Hewett, John H 0251	05/16/2014	1,776.64		.00	202.12	97.31	22.76	51.66	15.95	296.45	1,090.39
			.00	.00	1,519.44	1,569.44	1,569.44	1,519.44	1,519.44		
		\$1,776.64		\$0.00	\$202.12	\$97.31	\$22.76	\$51.66	\$15.95	\$296.45	\$1,090.39
			\$0.00	\$0.00	\$1,519.44	\$1,569.44	\$1,569.44	\$1,519.44	\$1,519.44		
10000 Hiestand, Nancy A 0252	05/16/2014	1,811.07		.00	189.41	108.04	25.26	56.63	17.49	127.55	1,286.69
			.00	.00	1,742.57	1,742.57	1,742.57	1,742.57	1,742.57		



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 05/16/14 - 05/16/14
Detail Listing

Department **HAND - Housing & Neighborhood Dev**

		\$1,811.07	\$0.00	\$0.00	\$189.41	\$108.04	\$25.26	\$56.63	\$17.49	\$127.55	\$1,286.69
			\$0.00	\$0.00	\$1,742.57	\$1,742.57	\$1,742.57	\$1,742.57	\$1,742.57		
10000 McCormick, Maria 3616	05/16/2014	1,377.23		.00	34.57	76.04	17.79	41.70	12.88	166.47	1,027.78
			.00	.00	1,226.43	1,226.43	1,226.43	1,226.43	1,226.43		
		\$1,377.23	\$0.00	\$0.00	\$34.57	\$76.04	\$17.79	\$41.70	\$12.88	\$166.47	\$1,027.78
			\$0.00	\$0.00	\$1,226.43	\$1,226.43	\$1,226.43	\$1,226.43	\$1,226.43		
10000 Mosier, Norman P 2962	05/16/2014	1,391.01		.00	170.84	82.96	19.40	45.49	14.05	74.86	983.41
			.00	.00	1,337.96	1,337.96	1,337.96	1,337.96	1,337.96		
		\$1,391.01	\$0.00	\$0.00	\$170.84	\$82.96	\$19.40	\$45.49	\$14.05	\$74.86	\$983.41
			\$0.00	\$0.00	\$1,337.96	\$1,337.96	\$1,337.96	\$1,337.96	\$1,337.96		
689 Niederman, Daniel L	05/16/2014	1,607.69		.00	134.22	89.45	20.92	47.75	14.75	170.39	1,130.21
			.00	.00	1,442.85	1,442.85	1,442.85	1,442.85	1,442.85		
		\$1,607.69	\$0.00	\$0.00	\$134.22	\$89.45	\$20.92	\$47.75	\$14.75	\$170.39	\$1,130.21
			\$0.00	\$0.00	\$1,442.85	\$1,442.85	\$1,442.85	\$1,442.85	\$1,442.85		
10000 Patterson, Marilyn 2071	05/16/2014	2,326.15		.00	360.84	139.77	32.69	73.25	22.62	218.05	1,478.93
			.00	.00	2,154.33	2,254.33	2,254.33	2,154.33	2,154.33		
		\$2,326.15	\$0.00	\$0.00	\$360.84	\$139.77	\$32.69	\$73.25	\$22.62	\$218.05	\$1,478.93
			\$0.00	\$0.00	\$2,154.33	\$2,254.33	\$2,254.33	\$2,154.33	\$2,154.33		
10000 Provine, Vickie J 0394	05/16/2014	1,918.67		.00	276.71	112.70	26.36	61.81	19.09	117.48	1,304.52
			.00	.00	1,817.81	1,817.81	1,817.81	1,817.81	1,817.81		
		\$1,918.67	\$0.00	\$0.00	\$276.71	\$112.70	\$26.36	\$61.81	\$19.09	\$117.48	\$1,304.52
			\$0.00	\$0.00	\$1,817.81	\$1,817.81	\$1,817.81	\$1,817.81	\$1,817.81		
10000 Stong, Mary J 0471	05/16/2014	1,429.75		.00	167.64	83.18	19.46	44.77	13.82	179.14	921.74
			.00	.00	1,316.63	1,341.63	1,341.63	1,316.63	1,316.63		
		\$1,429.75	\$0.00	\$0.00	\$167.64	\$83.18	\$19.46	\$44.77	\$13.82	\$179.14	\$921.74
			\$0.00	\$0.00	\$1,316.63	\$1,341.63	\$1,341.63	\$1,316.63	\$1,316.63		
10000 Wills, Dee A 3418	05/16/2014	1,356.87		.00	166.15	81.63	19.09	44.43	13.72	68.67	963.18
			.00	.00	1,306.70	1,316.70	1,316.70	1,306.70	1,306.70		
		\$1,356.87	\$0.00	\$0.00	\$166.15	\$81.63	\$19.09	\$44.43	\$13.72	\$68.67	\$963.18
			\$0.00	\$0.00	\$1,306.70	\$1,316.70	\$1,316.70	\$1,306.70	\$1,306.70		
10000 Woolford, Robert T 0531	05/16/2014	1,842.92		.00	66.13	85.97	20.10	17.22	5.32	1,389.93	258.25



Payroll Register - Bloomington Redevelopment Commission

Check Date Range 05/16/14 - 05/16/14

Detail Listing

Employee	Check Date	Gross	Imputed Income	EIC	Federal	FICA	Medicare	State	Other	Deductions	Net Pay
Department	HAND - Housing & Neighborhood Dev										
			.00	.00	506.59	1,386.59	1,386.59	506.59	506.59		
		\$1,842.92		\$0.00	\$66.13	\$85.97	\$20.10	\$17.22	\$5.32	\$1,389.93	\$258.25
			\$0.00	\$0.00	\$506.59	\$1,386.59	\$1,386.59	\$506.59	\$506.59		
728 Wright, Edward E	05/16/2014	988.00		.00	96.30	52.14	12.19	33.60	.00	157.33	636.44
			.00	.00	841.03	841.03	841.03	841.03	841.03		
		\$988.00		\$0.00	\$96.30	\$52.14	\$12.19	\$33.60	\$0.00	\$157.33	\$636.44
			\$0.00	\$0.00	\$841.03	\$841.03	\$841.03	\$841.03	\$841.03		
Department	HAND - Housing &	\$26,436.62		\$0.00	\$2,843.19	\$1,510.36	\$353.24	\$785.48	\$232.61	\$3,822.61	\$16,889.13
			\$0.00	\$0.00	\$23,185.76	\$24,360.76	\$24,360.76	\$23,185.76	\$23,185.76		
Grand Totals		\$26,436.62		\$0.00	\$2,843.19	\$1,510.36	\$353.24	\$785.48	\$232.61	\$3,822.61	\$16,889.13
			\$0.00	\$0.00	\$23,185.76	\$24,360.76	\$24,360.76	\$23,185.76	\$23,185.76		

***** Multiple Taxes or Deductions Exist.

REGISTER OF PAYROLL CLAIMS

Board: Redevelopment Claim Register

Date:	Type of Claim	FUND	Description	Bank Transfer	Amount
5/16/2014	Payroll				26,436.62
					<u>26,436.62</u>

ALLOWANCE OF CLAIMS

We have examined the claims listed on the foregoing register of claims, consisting of 1
 claim, and except for the claims not allowed as shown on the register, such claims are hereby allowed in the
 total amount of \$ 26,436.62

Dated this _____ day of _____ year of 20_____.

I hereby certify that each of the above listed voucher(s) or bill(s) is (are) true and correct and I have audited same in
 accordance with IC 5-11-10-1.6.

Fiscal Office _____

**RESOLUTION 14-21
AUTHORIZING PAYMENT FROM THE
KINSER-PROW TIF AREA
FOR A CHANGE ORDER FOR CASCADES TRAIL PHASE 2 CONSTRUCTION**

WHEREAS, pursuant to Ind. Code 36-7-14, the Redevelopment Commission of the City of Bloomington and the Common Council of the City of Bloomington have created an economic development area known as the North Kinser Pike and Prow Road Economic Development Area (the "Kinser-Prow TIF"), the purpose of which is to facilitate economic development and revitalization in Bloomington; and

WHEREAS, the economic development plan for the Kinser-Prow TIF area includes using TIF funds generated in the area for infrastructure improvements, including improvements to transportation services; and

WHEREAS, the Redevelopment Commission approved funding for design of the Cascades Trail in its Resolutions 09-33 and 10-17; and

WHEREAS, in Resolution 13-28, the Commission approved funding for construction of Phase 2 in an amount not to exceed \$629,100.00, which amount was based upon estimated construction costs prior to obtaining bids; and

WHEREAS, in Resolution 13-33, a contract for construction of Phase 2 of the Cascades Trail was awarded to Fox Construction in the amount of \$475,235.00; and

WHEREAS, some unanticipated costs have arisen during construction, including additional cost for tree removal of \$1,200.00; additional cost to add one bollard of \$1,015.94; and a credit for savings on the undercut allocation, in which \$1,438.50 that was budgeted was not used, making a total additional cost for the change order to be \$777.44;

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA, THAT:

The expenditure of \$777.44 from the Kinser-Prow TIF to Fox Construction for a change order to the contract for construction of the Cascades Trail Phase 2 is hereby approved.

BLOOMINGTON REDEVELOPMENT COMMISSION

David Walter, President

ATTEST:

Mike Gentile, Secretary

Date

RESOLUTION 14-22
OF THE BLOOMINGTON REDEVELOPMENT COMMISSION
TO APPROVE EXPENDITURE OF FUNDS FROM THE DOWNTOWN TIF
AS REIMBURSEMENT TO IVY TECH FOR CONSTRUCTION OF WALDRON PLAZA AND
SIDEWALK ENHANCEMENTS

WHEREAS, pursuant to Ind. Code 36-7-14, the Redevelopment Commission of the City of Bloomington and the Common Council of the City of Bloomington have established an economic development area known as the Downtown Redevelopment Area; and

WHEREAS, the Downtown Redevelopment Area is an allocation area for purposes of tax increment financing (hereinafter "TIF") pursuant to Ind. Code 36-7-14; and

WHEREAS, the development objectives of the Downtown TIF include improving public and private infrastructure in the downtown, and particularly improving streetscapes; and

WHEREAS, the John Waldron Arts Center building is a historic landmark located in downtown Bloomington that has been rehabilitated and re-named the Ivy Tech John Waldron Arts Center ("Arts Center") and now serves as a performing arts and community program venue serving Bloomington and the surrounding area; and

WHEREAS, the presence of this building is a major contributor to the economic and cultural vitality of the central Bloomington business district; and

WHEREAS, it is recognized that support for the arts and culture is in the public interest and plays a major role in improving the quality of life and business development environment in communities where such support is provided; and

WHEREAS, Ivy Tech Bloomington wishes to undertake the design and construction of a new public amenity, Waldron Plaza, in the public right of way along 4th and Walnut Streets adjacent to the Arts Center, by providing pedestrian seating areas, lighting, greenspace and opportunities for performances and public art, and to improve the public's access to the Arts Center, as shown in Ivy Tech's proposal in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, maintenance of Waldron Plaza and its amenities will be the responsibility of Ivy Tech or subsequent owners of the Arts Center; and

WHEREAS, the City's Board of Public Works (BPW) must approve construction of the planned improvements as encroachments in the public right of way; and

WHEREAS, the City wishes to reimburse Ivy Tech Bloomington the sum of \$40,000.00 in Downtown TIF funds (Fund No. _____) towards the costs of construction of Waldron Plaza and sidewalk enhancements, subject to BPW approval of the planned improvements and in accordance with an economic development funding agreement to be executed between the City and Ivy Tech; and

WHEREAS, the expenditure approved herein will be made not later than June 30, 2015, upon determination by City staff of satisfactory completion of the approved improvements;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

1. The Redevelopment Commission finds that the use of Downtown TIF funds to provide for construction of Waldron Plaza and sidewalk enhancements on 4th and Walnut Streets, as shown on Exhibit A, adjacent to the Ivy Tech John Waldron Arts Center, benefits the public interest and benefits and serves the Downtown Redevelopment Area in accordance with Ind. Code 36-7-14; and

2. The City Controller is hereby authorized to pay Forty Thousand Dollars (\$40,000.00) of Downtown TIF funds on or before June 30, 2015, to Ivy Tech Bloomington upon the terms and conditions provided in this resolution.

APPROVED this ____ day of _____, 2014, by the Redevelopment Commission of the City of Bloomington, Indiana.

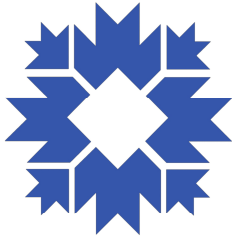
BLOOMINGTON REDEVELOPMENT COMMISSION

David Walter, President

ATTEST:

Mike Gentile, Secretary

Date: _____



CITY OF BLOOMINGTON
economic & sustainable development

MEMORANDUM

To: Redevelopment Commission
From: Miah Michaelsen, Assistant Economic Development Director for the Arts
Date: June 2, 2014
RE: Request for Downtown TIF funding to reimburse Ivy Tech Community College-Bloomington for construction of Waldron Plaza on West 4th Street

When the John Waldron Arts Center first opened in 1992, plans were developed to transform the sidewalk area immediately south of the building into a sculpture plaza. However, efforts to program and operate the building proved to be enough of a task for the Bloomington Area Arts Council, the Art Center's developer and owner, and plans for the plaza were scrapped.

Ivy Tech Community College - Bloomington, which now owns and successfully operates the Arts Center on the corner of 4th and Walnut, now wishes to construct a sculpture plaza as part of larger project to enhance their entry areas to the south and east. Through improvements to public infrastructure, the proposed Waldron Plaza on 4th Street will transform the concrete and asphalt hardscape into an aesthetically pleasing and pedestrian-friendly area featuring walkways, plantings, seating areas, lighting and spaces suited for public art and performance. This new plaza area will finally place the Arts Center in a physical setting more appropriate to its role and function as a hub of arts activity in Bloomington and provide it with an inviting south-side public entrance. The plaza will further complement the City's previous investment in public art directly across the street on the 4th Street Garage. The project has public safety benefits to it as well: the plaza design separates pedestrians from parallel automobile parking, accommodates new bicycle lanes the City will be installing as part of its Alternative Transportation plan and through the addition of new street lighting makes the area much more inviting. The City has already received an offer to donate public art for the plaza: a 9' sculpture to commemorate BEAD as one the state's five officially designated cultural districts.

The Waldron Plaza is part of a larger Arts Center enhancement project that will be undertaken and maintained by Ivy Tech. This request is one component of the larger project. Those additional project expenses, as well as the expenses for ongoing maintenance of Waldron Plaza and its amenities once completed, will be borne entirely by Ivy Tech Bloomington. Ivy Tech Bloomington will enter into a maintenance agreement with the City for the area it enhances within public right of way.

Ivy Tech Bloomington is requesting \$40,000 in support of this project, and the Administration recommends using Downtown TIF funds to reimburse Ivy Tech for specific public improvements. The John Waldron Arts Center is key to downtown arts and economic vitality, as recognized by the RDC's leadership role in 2010 to ensure stable and sustainable ownership of the facility for the future.

The attached includes a detailed project scope, site plan, budget and timeline as prepared by Ivy Tech Bloomington. Members of the City's Public Works, Engineering, Parks, Planning and ESD staff will continue to coordinate with Ivy Tech on other needed board approvals and project implementation.

Paul Daily, Dean of Fine Arts at Ivy Tech Bloomington, will be in attendance at the June 2 RDC meeting to present the proposal and answer any questions Commission members may have.

4th Street

Waldron Plaza



**Ivy Tech Community
College-Bloomington**

Proposal

for the Bloomington
Redevelopment Commission

2014-15



Project overview

Ivy Tech Community College respectfully presents plans for the renovation and improvement of the sidewalk entry areas on the east and south sides of the Ivy Tech John Waldron Arts Center. The completion of these plans just before the building's centennial in 2015 will propel us into a year of celebrating its history.

On the south side of the Ivy Tech John Waldron Arts Center, planned renovations will transform an uninviting public entrance into the new Waldron Plaza, an aesthetically pleasing and pedestrian-friendly entry into the facility which will feature custom walkways, plantings, seating areas, and spaces suited for public art and performance. Enhancements in this area will enable Ivy Tech to better showcase the role and function of the Center by placing it in a more appropriate setting artistically and architecturally. Planned improvements will make the area safer for pedestrians and bicyclists as the new Waldron Plaza will safely separate pedestrians from parallel automobile parking, accommodate the new bicycle lanes the City will be installing on the street and through the addition of new street lighting, make the area much more inviting for the public. Renovations in this area will also allow for needed repairs to the garage doors on the outside of the building which now do not close sufficiently, risking the catastrophic effect of pipes bursting in a nearly 100 year old building.

On the east side of the facility, the crumbling steps currently leading to the front entrance of the Ivy Tech John Waldron Arts Center will be replaced with a semi-circular landing, creating an elegant, yet safe entryway into the building, better able to accommodate the significant increase in usage the facility has experienced. The parking on South Walnut Street adjacent to the building will be moved out to align the



SOUTH FACADE (4TH STREET)

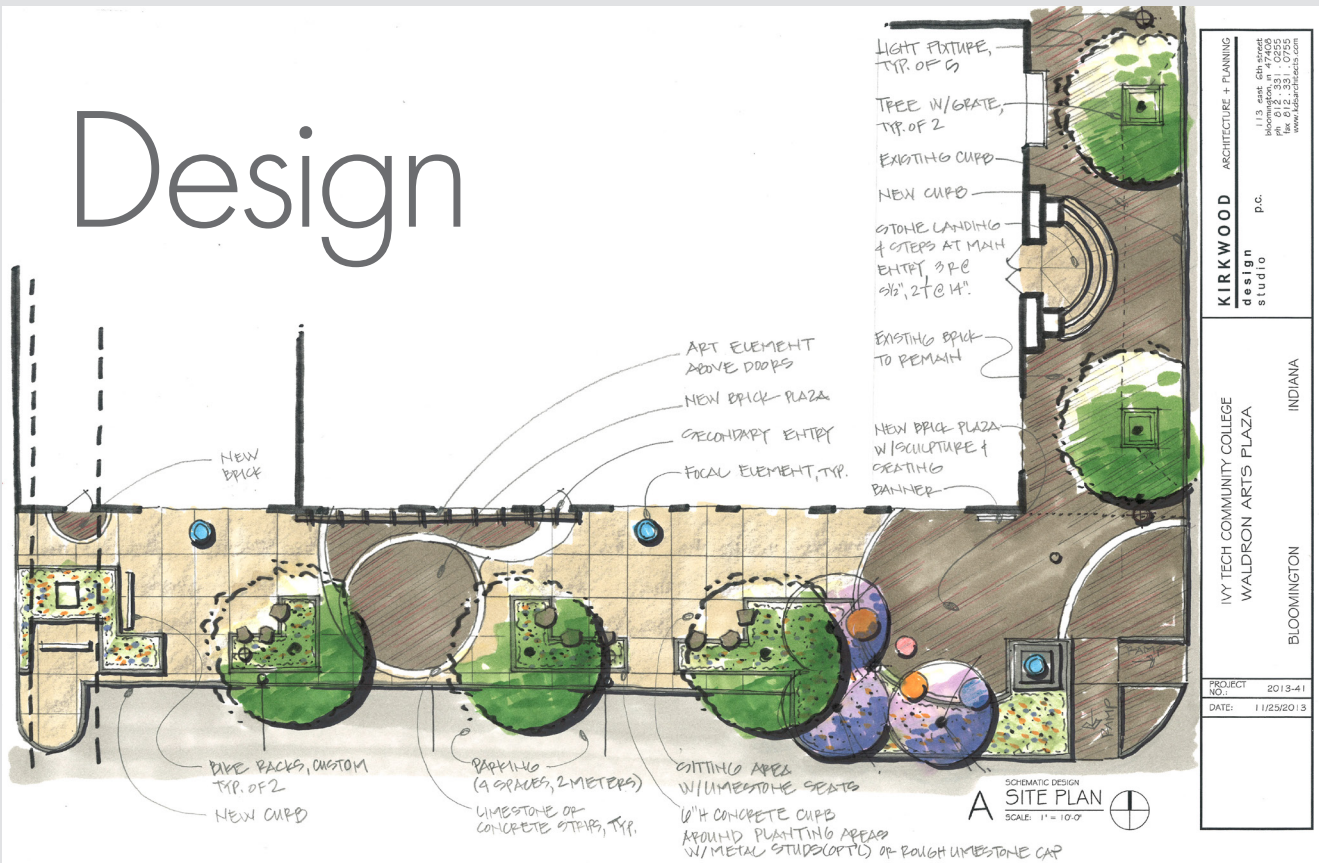


EAST FACADE (WALNUT STREET)

curb with the rest of the block. This widening of the sidewalk will establish a wider pedestrian pathway and allow for additional outdoor performance and visual arts activity at the front of the building.

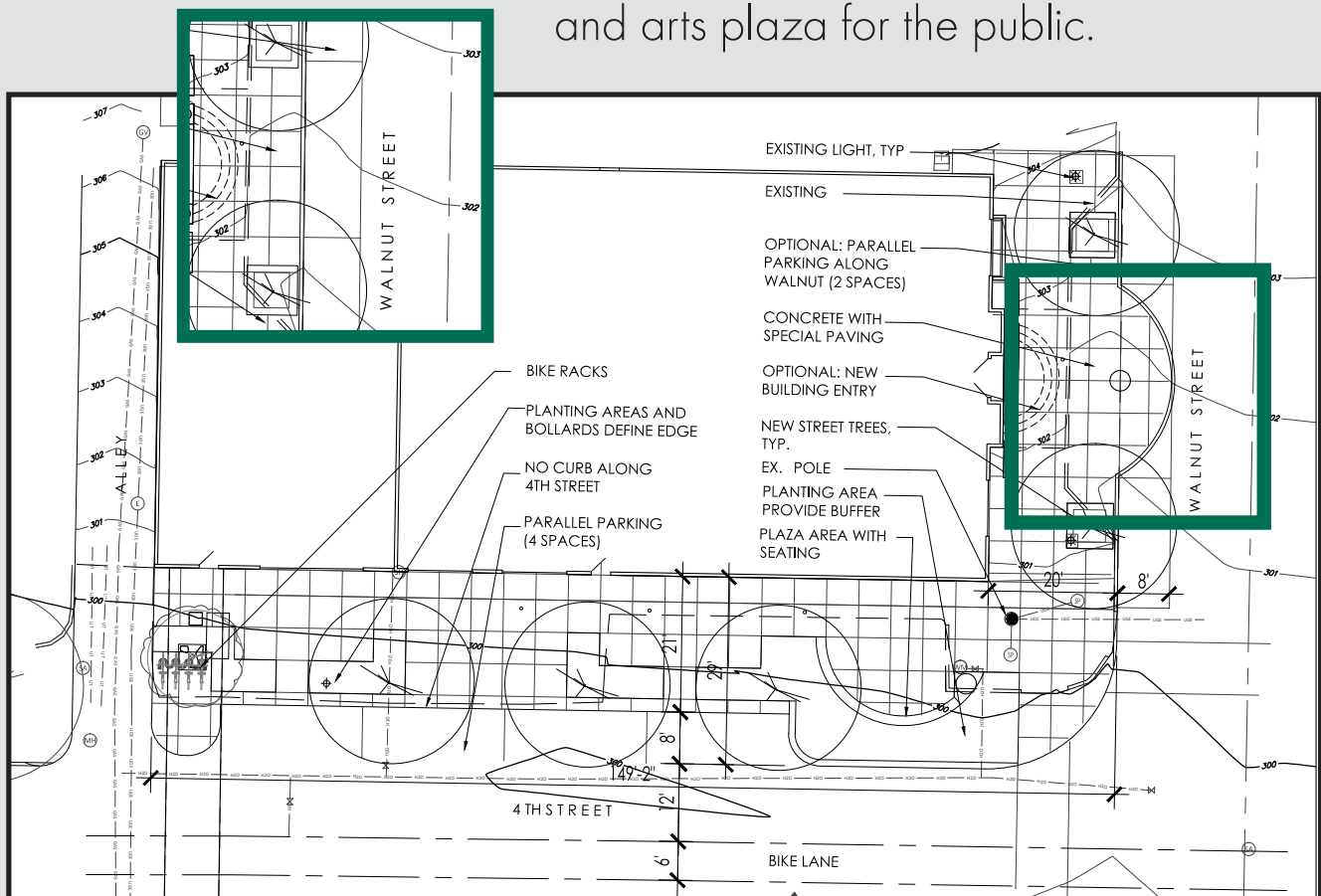
These improvements will, in concert, bring visual vibrancy to a downtown corner that will greatly benefit from the investment.

Design



The renovation will transform the dull concrete exterior into a "pocket park" and arts plaza for the public.

DESIGN DETAIL OPTION



Identified Need

The City of Bloomington has long recognized the need to draw foot traffic south of the square, and is looking at creating a corridor along 4th Street. This project helps address both concerns, beautifying the area around the Ivy Tech Waldron in a way that maximizes pedestrian traffic.

A very important aspect of the project is the improved safety it offers. The perception exists that 4th street is unsafe at night due to a lack of lighting, serving as an impediment to all businesses along 4th street. Currently, we have students and audience members unwilling to come to classes, performances or exhibits because of the lack of street lighting along our 4th Street entrance, which is also our ADA Accessible entrance. Without this street lighting, we are creating an impediment to our artists' audience, and at the same time, diminishing the number of artists we draw to the building.



Ivy Tech Waldron 4th Street entrance

Timeline

All dates represented are for within the 2014 calendar year.

DATE	WORK EFFORT		
May 13	Receive Signed Agreement	June 2	Project Presented to Redevelopment Commission
May 20	Receive Confirmed Budget	June 13	Complete Construction Documents and Print for Bids
May 23	Submit to Owner for Redevelopment Commission	June 13	Advertise for Public Bid (1st time)
May 27	Meet with Owner to Review Final Design	June 17	Project Presented to Board of Public Works (encroachment)
May 28	Commence w/ Construction Documents	June 20	Advertise for Public Bid (2nd time)
		June 30	Receive Bids
		June 30	Review Bids
		July 1	Award Bids (Notice to Proceed)
		July 3	Sign Construction Contract
		Aug 1	On-Site Construction Begins
		Aug 22	Construction to be Substantially Complete (Hard Scope)
		September 15	Construction Landscaping to be Substantially Complete

Budget

Waldron Arts Plaza:					
remove all brick, replace with concrete and alt special pavers					
Prepared by Kirkwood Design Studio, pc				5/23/2014	
Overall					
Item	Amt	Unit	Unit \$	Total	Notes
Demo					
concrete	2200	sf	\$ 2	\$ 4,400	
asphalt	3000	sf	\$ 1	\$ 3,000	
curb	123	lf	\$ 10	\$ 1,230	
Brick Pavers	1300	sf	\$ 3	\$ 3,900	
Site Improvements					
Concrete	2100	sf	\$ 7	\$ 14,700	
colored concrete	2500	sf	\$ 10	\$ 25,000	
6" Concrete Curb	90	lf	\$ 30	\$ 2,700	
asphalt	500	sf	\$ 4	\$ 2,000	
tree grates	2	ea	\$ 1,000	\$ 2,000	
Plants: Tree	5	ea	\$ 350	\$ 1,750	
orn tree	2	ea	\$ 300	\$ 600	
shrubs	25	ea	\$ 40	\$ 1,000	
grass/perennial	50	ea	\$ 17	\$ 850	
Mulch	10	cy	\$ 30	\$ 300	
Plant area excavation	1	ls	\$ 3,000	\$ 3,000	
12" topsoil	25	cy	\$ 50	\$ 1,250	
24" soil	45	cy	\$ 30	\$ 1,350	
seating	1		ls	\$ 5,000	seat wall??
bollards	9	ea	\$ 800	\$ 7,200	
bike rack	1	ea	\$ 500	\$ 500	
Trash Receptacle	1	ea	\$ 500	\$ 500	
Subtotal				\$ 82,230	
10% Contingency				\$ 8,223	
total				\$ 90,453	
Alternates					
Building Entry	1	ls	\$ 8,000	\$ 8,000	
New Lights, same locations	2	ea	\$ 4,000	\$ 8,000	
light removal	2	ea	\$ 500	\$ 1,000	
Special Pavers	2300	lf	\$ 25	\$ 32,500	subtracted colored concrete base bid
seating	4	ea	\$ 2,000	\$ 8,000	benches

4th Street Improvement Budget

4th Street Improvements					
Demo					
concrete	2200	sf	\$ 2	\$ 4,400	
asphalt	2500	sf	\$ 1	\$ 2,500	
Site Improvements					
Concrete	1600	sf	\$ 7	\$ 11,200	
colored concrete	1000	sf	\$ 10	\$ 10,000	
asphalt	250	sf	\$ 4	\$ 1,000	
Plants: Tree	3	ea	\$ 350	\$ 1,050	
orn tree	2	ea	\$ 300	\$ 600	
shrubs	25	ea	\$ 40	\$ 1,000	
grass/perennial	50	ea	\$ 17	\$ 850	
Mulch	10	cy	\$ 30	\$ 300	
Plant area excavation	1	ls	\$ 3,000	\$ 3,000	
12" topsoil	25	cy	\$ 50	\$ 1,250	
24" soil	45	cy	\$ 30	\$ 1,350	
seating	1		ls	\$ 5,000	seat wall??
bollards	9	ea	\$ 800	\$ 7,200	
parking meters	1	ls	\$ 1,000	\$ 1,000	
bike rack	1	ea	\$ 500	\$ 500	
Trash Receptacle	1	ea	\$ 500	\$ 500	
Subtotal				\$ 52,700	
10% Contingency				\$ 5,270	
total				\$ 57,970	



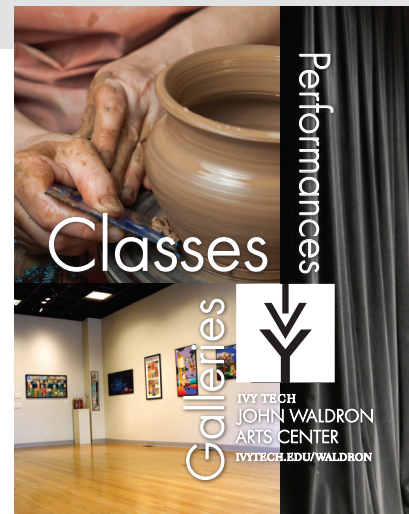
John Racek, sculpture; Caleb Weintraub, painting

Marketing

Although it's an outdoor project and the beauty of the transformation will speak for itself, the project will allow for a broader conversation about the Ivy Tech Waldron.

Ivy Tech-Bloomington's marketing department will be able to use the enhanced Waldron Plaza to tell the story of the Ivy Tech Waldron as a whole, making it an integral piece of our marketing brand.

The marketing department has been awarded nationally and regionally by the National Council for Marketing and Public Relations. Multiple awards were earned for arts-related promotions. Arts marketing awards include a 2013 bronze national award for the Ivy Tech Student Productions theatre poster series, a 2012 silver regional award for the Ivy Tech John Waldron Arts Center print



Award-winning advertisement, 2012

advertisement series, and a 2010 regional award for the Ivy Tech John Waldron Arts Center media success story.



Impact

The impact of this project touches not only on Ivy Tech and the artists who utilize the John Waldron Arts Center, but to the audience drawn to the activities at the building and the community as a whole. Right now the Ivy Tech John Waldron Arts Center serves as an anchor in the downtown. We look forward to the day when the building is one of its jewels. This project is a significant step in that direction.

The aesthetic appeal of the project can bring traffic to the various businesses south of the square, and draw visitors at the new Hyatt Place hotel down the street into downtown Bloomington, creating a

portal into the arts district and the heart of Bloomington. To enhance this idea of a jewel of downtown, and a portal into the arts district, designated areas within the project area will be home to public art.

Arts are a \$72 million dollar industry in Bloomington. As tourism continues to be a large part of Bloomington's economic landscape, the new hotels being built are looking to capitalize on this important community attribute. Hyatt Place and Springhill are actively embracing the arts in Bloomington. The improved sidewalk and visibility of the Ivy Tech Waldron can draw our visitors down the street and into all Bloomington has to offer.



Jiangmei Wu, paper folding demonstration



Ivy Arts for Kids ceramics class



Ivy Tech Student Productions, *Waiting for Lefty*

Service

The Ivy Tech John Waldron Arts Center is a multi-arts and performance home to academic and personal enrichment courses, amateur and professional performances, and a variety of artistic and personal enrichment offerings appropriate for ages 2-100.

GALLERIES

Five gallery spaces host professional visual artists chosen through juried submission, as well as exhibits by our educational partners, such as the Monroe County Community School Corporation, the Lotus Music Festival, and Ivy Tech students. Displays change monthly and opening receptions are well-attended by the public. In addition, we host Music Mondays, a free acoustical concert series, in our largest art gallery.

CLASSES

Four classrooms serve to educate our college degree-seeking students as well as community members through the Center for Lifelong Learning. Throughout the school year, mornings are filled with Ivy Tech students, many of whom are working towards their Associate of Fine Arts degree, while afternoons and evenings are occupied by community members honing their talents and hobbies, or discovering new skills. Summers, the building is bursting with energy as we host children aged 5 - 11 in our extremely successful Ivy Arts for Kids program.

PERFORMANCES

Two performance spaces are open to the community for dance, theatre, and music. These spaces are made available to the community before Ivy Tech books any space for itself. The productions vary from professional theatrical productions by Cardinal Stage Company to belly dancing, from student productions by Project School and the Academy to new opera from New Voices Opera. Since 2011, Ivy Tech has also offered its students the opportunity to perform in student productions, which are noteworthy for their inclusiveness, allowing Ivy Tech and IU students and community members to work side-by-side as cast, production, and crew members.

Audience served

Since its inception in 2010, the Ivy Tech Waldron has served a vast audience of visual artists, performers, and instructors.

EDUCATIONAL PARTNERS

The Academy of Science & Entrepreneurship
Alzheimer's Association of Greater IN
ArtsWeek
Bell Trace Senior Living
Bloomington Cooking School
Bloomington North High School
Bloomington Parks and Recreation's Kid City
Bloomington Playwrights Project
Bloomington Project School
Boys & Girls Club
Brown County Career Resource Center
Burton-Kimble Farms
City of Bloomington Council for Community Accessibility
City of Bloomington Arts Commission
City of Bloomington Commission on Aging
City of Bloomington Latino Programs and Outreach Department
Down Syndrome Family Connection
Dr. Music
Fairview Elementary School
Foundation of Monroe County Community Schools
Greater Bloomington Chamber of Commerce
Grupo de Teatro VIDA
IN Celtic Community
Indiana Limestone Symposium
IU Department of Theatre and Dance
IU Greek Band
IU Latin American Popular Music Ensemble
IU Robert A. and Sandra S. Borns Jewish Studies Program
IU Students of the Pacifica Quartet
IU Jacobs School of Music
IU School of Journalism
IU University Players
Jazz from Bloomington
Leadership Bloomington
Limestone Comedy Festival
Lotus Education and Arts Festival

Musical Arts Youth Orchestra
Monroe County Community School Corporation
Marilyn Mellenkamp Memorial
Monroe County Public Library
National Society of Arts and Letters (NSAL)
Oliver Winery
Pygmalion's Art Supplies
Stages Bloomington
Stone Belt
TEDx
WFHB
WonderLab Museum of Science, Health, and Technology

PERFORMERS

Breshaun Joyner
Interaction Theatre
Starrynight Productions
Americlog
Opera North
[IU] Stringed instruments
Scott Kellog
Angelique Zuluga
Silk Road Ensemble
IU Greek Band
Irish Immersion
Minnetti Productions
Monroe County Civic Theatre
Bloomington Repertory Theatre
Gunstar Production
MCCSC
Pinnacle School
IU Jewish Studies
Cardinal Stage Company
Stephen Hammor
Musical Arts Youth Orchestra
Latin America Music Ensemble
WFHB
National Society of Arts and Letters
Joe Mace

Bloomington Project School
Lauren Frederick
Ladies First
Theatre of the People
Jazz from Bloomington
Creative Aging Festival
Lotus
Limestone Symposium
Bloomington Storytelling
Garrett Poortinga
BPP Gala
IU Contemporary Dance
Mary Michelle Yager
Middleway House
Michael Linert
Spirit of 68
Bennett and Stone Jazz
Holographic
Jewish Theatre of Bloomington
Bloomington Belly Dancers
Flores Do Samba
Preston Orr
Tamara Loewenthal and Percussive Dancers
Bloomington Arts Expressive Training
Roundabout Opera for Kids
Liza Wallace
IU New Voices Opera
Stages Bloomington
Krista Detor
Limestone Comedy

ARTISTS

Joyce Jensen
Robert Mirek
Annie Young
Monty Helm
Indiana Artisans
Sandra Chill
Mark Kidd
Lotus
Roy Boswell



Ivy Arts for Kids summer camp



MCCSC Youth Art Month

Donna Shortt
 Vincent Edwards
 Nathan Hunter
 Sara Brown
 James Hubbard
 Kelly Novak
 Jiangmei Wu
 National Society of Arts and Letters
 Becca Jones
 Karen Holtzclaw
 Jeremy Sweet
 Kelly Franke
 Susan Forney
 Ben Pines
 Daren Redman
 MCCSC Student Art
 Stephan Petranek
 Thomas Harris
 Alternative Spring Break
 Devin Balara
 Lynn Retson
 Rowena Comrie
 Ruth Kelly
 Drew Etienne
 Payson McNett
 James Lax
 Collette Ross Baggan
 Mac Fleming
 Susan Shorter
 Adam Rake and Keegan Adams
 Jackson Moore
 Rob Price
 Cat Johns
 Janelle Beasley
 Lucas Adams Bailey Tichenor
 Martin Beach
 James Hubbard
 Leah Miller-Freeman
 Anthony Meyer
 KD Self/Denise Hueston
 Ben Rains
 Maureen Forman

Betsy Stirrat
 Jack Dockow
 Erik Wallace
 Amy Denault
 Lynn Medsker
 Sara Wilson
 Yang Chen
 Angela Hendrix-Petry
 Nate Johnson
 Chris Toolson
 John Shearer
 Claire Swallow
 Dale Gardner
 Sarah Wain
 Jessica Lucas
 Alex Straiker
 Brittany Eaton
 Pygmalion's Alumni
 Michelle Pollock
 Ruth Kelly
 Sandy Hill
 Tom Rhea
 James Thom
 Ellen Star-Lyon
 William Fillmore
 Barry Barnes
 Carol Meyers
 Miah Beach
 Chi & Kang
 Wyatt LeGrand
 Roy Boswell
 Sherry Redman
 Neil Taylor
 Sara McQueen
 Paul Smedberg
 Laura DeCamp
 Brown County Artists
 Staci Jennings
 Anne Duell
 Mark Blaney
 Evan Freeman
 Terence Lankford

Ana Jacinto
 Erin Robinson
 Evan Freeman
 Sarah Lothian
 Jessica Blaisden
 Mike Van Vooren
 Elizabeth Busey
 Charley DuPree
 Avi Katz
 Brooks Casbaugh
 Massimo Ossie
 Ernie Clark
 Darian Stahl
 Dylan Critchfield
 Lynette Whitsell
 David Katz
 Kevin Pope

INSTRUCTORS

Jan Arbogast
 Amy Brier
 Ginger Brinn
 James Brooke
 Hillary Cannon
 Mary Connors
 Christy Cooper
 Jeanne Ellen Dutton
 Judy Farnsworth
 Richard Fish
 Maureen Forman
 Rob Freese
 Joe LaMantia

Bess Lee
 Joe Lee
 Amanda Mathis
 Cheryl Maxwell
 Hannelore Meier
 Nancy Metz
 Linda Meyer-Wright
 Kelly Murphy
 Marcy Neiditz
 Gladys Newsom
 Daren Redman
 Cara Prill
 Hilary Scott
 Hannah Shuler
 Susan Snyder
 Ferne Stout
 Michael Teague
 Amber Zaragoza
 Lynn Hall
 Cassidy Young
 Lynn Hall
 Libba Wilcox
 Rhianna Jones
 Virginia Brinn
 Rebecca Lowery

MUSIC MONDAY MUSICIANS

Students of the Pacifica Quartet
 Cuarteto Tanguero
 IU Latin Guitar Ensemble
 Novacane

Ivy Tech Student Productions, *The Giver*





Staff

Jennifer A. Vaughan

Chancellor

(812) 330-6001 | jvaughan@ivytech.edu

Jennifer was named chancellor of Ivy Tech Community College-Bloomington April 24, 2014. She has worked for Ivy Tech for more than 17 years of her 31-year career in higher education. She has been the vice chancellor for student affairs and executive director of human resources on the Bloomington campus since 2009.

Doug Giles

Executive Director of Finance

(812) 330-6066 | dr Giles@ivytech.edu

Doug received his Bachelor of Science degree in Accounting from Ball State University and is currently pursuing his MBA from American Military University.

Douglas E Mattick

Executive Director of Facilities

(812) 330-6059 | dmattick@ivytech.edu

Doug received his Bachelor of Science degree from Rose-Hulman Institute. After working as an engineer in many different industries for 35 years, Doug joined Ivy Tech as facilities director in 2000.

Paul Daily

Artistic Director

(812) 330-6240 | pdaily3@ivytech.edu

Having previously founded and helped run Rabbit Hole Ensemble in New York City, Paul was appointed artistic director of the Ivy Tech John Waldron Arts Center in 2010. Paul was a key member of the \$.5 million dollar renovation of this community-based arts center.

Mary Krupinski

Owner-Architect at Kirkwood Design Studio

(812) 331-0255 | mk@kdsarchitects.com

Mary is the president and owner of Kirkwood Design Studio, which she founded in 1998. A graduate of Ball State University, she now has over three decades of experience in the architectural profession. Her design and leadership skills have won her numerous awards over the years.

Christina Kroeger

ckdesigns, llc

Christina has a Bachelor's Degree in Architecture and has studied and practiced Landscape Architecture for 14 years. Working on and leading projects ranging in size from residential to public plazas, parks, and historic gardens, Ck Design is a landscape design firm specializing in the integration of art and nature.





Ivy Tech Community College-Bloomington
ivytech.edu/bloomington

RESOLUTION 14-23
OF THE BLOOMINGTON REDEVELOPMENT COMMISSION
TO APPROVE EXPENDITURE OF FUNDS FROM THE DOWNTOWN TIF
FOR PARTIAL REIMBURSEMENT TO UPLAND BREWING CO.
OF WATERLINE CONSTRUCTION COSTS

WHEREAS, pursuant to Ind. Code 36-7-14, the Redevelopment Commission of the City of Bloomington and the Common Council of the City of Bloomington have established an economic development area known as the Downtown Redevelopment Area, created by Resolution 85-14 and expanded by Resolution 90-1 of the Redevelopment Commission; and

WHEREAS, the Downtown Redevelopment Area is an allocation area for purposes of tax increment financing (hereinafter "TIF") pursuant to Ind. Code 36-7-14; and

WHEREAS, TIF revenues may be expended for purposes that are in, benefiting, or serving the redevelopment area; and

WHEREAS, one of the development objectives of the Downtown TIF, according to the 2010 amended economic development plan, is to improve public infrastructure, including replacing older water, sewer, and stormwater infrastructure; and

WHEREAS, Ind. Code § 36-7-14-12.2(22) empowers redevelopment commissions to enter into agreements for the construction of local public improvements that are necessary for redevelopment areas; and

WHEREAS, the City commissioned development of a Master Plan for the CTP, which recognizes the existence of the undersized 4" water line in 11th street and that development projects would be required to upsize this to a 12" line. These 11th Street utility upgrades were among other infrastructure improvements identified by the Master Plan as "improvements that could be considered or pursued shortly after, or simultaneous to" the Phase 1 municipal investments recommended by the Master Plan; and

WHEREAS, the Upland Brewing Company ("Upland") operates a restaurant and brewery at 350 W. 11th Street, Bloomington, Indiana, which is within the CTP as well as within the TIF area; and

WHEREAS, Upland is a major contributor to the City's CTP, both in terms of revenue generated for the CTP from sales and income taxes, and also as an attractive amenity that draws visitors to the CTP and enhances its desirability as an employment location; and

WHEREAS, Upland plans to expand its restaurant and retail operations at 350 W. 11th Street and its expansion requires upgrading the current 4" public waterline in 11th Street to a 12" line from the east edge of the Upland property to Rogers Street; and

WHEREAS, the economic impact of Upland's expansion includes \$1.26 Million in capital investment at the 11th Street brewpub location, which will provide new property tax increment to the

Downtown TIF, and the projected creation of 60 new jobs comprising nearly \$1.14 Million in new payroll, which will provide new payroll tax increment to the CTP; and

WHEREAS, three quotes for the 11th Street waterline upgrade have been obtained, and the lowest of those quotes is \$82,500.00, which quote was provided by Miracle Worker Construction, Inc.; and

WHEREAS, Upland will contract for the waterline upgrade, following, as closely as practicable, the procedures required for public contracting for a public construction contract, and the City agrees to pay Upland the amount of \$46,000.00 in Downtown TIF funds as partial reimbursement for the construction costs, pursuant to the provisions of an economic development agreement to be negotiated between Upland and the City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF BLOOMINGTON REDEVELOPMENT COMMISSION THAT:

1. The Redevelopment Commission finds that the use of Downtown TIF funds to reimburse Upland towards the cost of upgrading a 4" waterline to a 12" line from the east edge of the Upland property at 350 W. 11th Street to Rogers Street benefits the public interest and benefits and serves the Downtown Redevelopment Area in accordance with Ind. Code 36-7-14; and

2. The City Controller is hereby authorized to expend \$46,000.00 in Downtown TIF revenues by January 30, 2015 as partial reimbursement to the Upland Brewing Company for its costs in constructing a 12" waterline in West 11th Street from the eastern edge of Upland's property to Rogers Street, in compliance with the economic development agreement to be negotiated between Upland and the City and upon verification by City of Bloomington Utilities that the water line has been constructed to its specifications and standards.

PASSED AND ADOPTED this ____ day of June, 2014, by the Redevelopment Commission of the City of Bloomington, Indiana.

BLOOMINGTON REDEVELOPMENT COMMISSION

David Walter, President

ATTEST:

Mike Gentile, Secretary

Date: _____